



GRASSROOTS
REALTY GROUP

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**6602 112 Street
Grande Prairie, Alberta**

MLS # A2277244



\$399,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,273 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-71-6-W6
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: Draperis & Rods

Located in the desirable O'Brien Lake subdivision, this home offers an UNBEATABLE LOCATION with NO REAR NEIGHBOURS and close to some of the area's most sought-after amenities. Just steps from the nearby park/playground, close to O'Brien Lake and its walking trails, and only minutes from several schools, the Eastlink Centre, and all the south-side amenities, the setting is ideal for families and those who value convenience and privacy. This FULLY FINISHED 4-level split includes 5 bedrooms and 4 full bathrooms offering plenty of space for family living. The main floor features vaulted ceilings throughout the kitchen and living area, creating an open and welcoming feel with durable laminate flooring that runs throughout the main and upper levels. The functional kitchen features rich dark cabinetry, a large centre island offering bar seating for 5, additional storage with a corner pantry plus a closet pantry, and an adjacent dining area that provides convenient access to the rear deck. Upstairs, the spacious primary bedroom easily accommodates a king-sized bed and includes a 4-pc ensuite with a Jacuzzi tub and a stand-alone shower, along with his and hers closets. Two additional bedrooms complete the upper level, one with its own 4-pc ensuite. The lower level offers a large family room finished with viny-plank flooring, a cozy gas fireplace featuring a beautiful custom mantle, and a good-sized 4th bedroom and yet another full 4 pc bathroom. Two window openings from the main floor bring additional natural light into the space and create a visual connection between levels. The basement is home to a large 5th bedroom with its own 4-pc ensuite, as well as a laundry/utility room. The double attached 24x24 garage provides excellent functionality with a large mezzanine for storage, hot and cold water taps, and a convenient floor

drain. With no rear neighbours, enjoy added privacy from the large west-facing deck and lower patio, gather around the fire pit connected by a stamped concrete walkway, or relax with your morning coffee on the enclosed covered front porch. You'll have PEACE OF MIND knowing the SHINGLES and HOT WATER HEATER are only 3 yrs old and the stove is 4. With its family-friendly layout, thoughtful features, and outstanding location, this home offers a rare opportunity in the O'Brien Lake area! QUICK POSSESSION AVAILABLE! Don't hesitate! Call today to arrange your private viewing.